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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Address:	<b>1726 Swann Street, NW</b>	<input type="checkbox"/> Agenda
Landmark/District:	<b>Dupont Circle Historic District</b>	<input checked="" type="checkbox"/> Consent
ANC:	<b>2B</b>	<input checked="" type="checkbox"/> Concept
		<input type="checkbox"/> Permit
		<input checked="" type="checkbox"/> Alteration
Meeting Date:	<b>March 7, 2019</b>	<input checked="" type="checkbox"/> New Construction
Case Number:	<b>19-144</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Neighborhood Partners 20, LLC, seeks concept review for a new two-story rear addition, rooftop stairs and deck, window and door replacement on the front elevation, underpinning, and stoop repairs on a property in the Dupont Circle Historic District. Plans were prepared by Charles Warren and Mackenzie Carney of Teass\Warren Architects.

**Property Description**

1726 Swann St, N.W. is located midblock between 18th Street and New Hampshire Avenue, N.W. It is a two-story contributing brick rowhouse, built in 1911 by builder John H. Nolan for owner A.P. Crenshaw, Jr. Measuring 20 feet wide and 30 feet deep, the building is not part of a coordinated row, but instead is located on a block with diverse rowhouse types ranging in height from two to three stories. The building has a two-story angled projecting bay at the front elevation and a flat roof. The rear elevation has a flat face with a full-width two-story wood porch, along with a raised wood deck.

**Proposal**

The proposal calls for construction of a two-story addition at the rear measuring 30' 5" in depth and 20' at maximum width. The rear addition will be inset 6' 9-1/2" from the western property boundary. Additionally, the proposal includes a rooftop deck accessed by open top stairs leading from the interior of the house at the second story. The parapet wall at the front (north) edge of the rooftop deck is set back 37' from the front edge of the building and proposed to be 36" tall.

Also included in the proposal is window and door replacement on the front elevation, underpinning, and stoop repairs. Details have not yet been provided about the proposed replacement windows.

**Evaluation**

The District of Columbia Historic Preservation Guidelines for Additions to Historic Buildings state that rooftop additions should be located far enough back to be hidden from pedestrians on the street. To address concerns over visibility, the proposed stairs and parapet wall have been further pushed back on the roof and planters are no longer shown on the drawings. A flag test

was conducted on February 22, 2019 to determine if there would be any visibility of the proposed rooftop stair and parapet wall. To err on the side of caution, the applicant used two-by-fours cut to a height of 42" instead of the proposed 36" and used a location of 36' back from the front edge of the building instead of 37' back. Even still, none of the attendees standing on the opposite side of Swann Street were able to see the mock-up from the street.





*Photographs of the front (north) and side (east) elevations of 1726 Swann Street, N.W. during the flag test showing that the proposed rooftop deck and stair should not be visible from across the street.*

With the proposed rear addition, this building will still not extend past the two immediately neighboring properties at the rear. The inset of the rear addition gives the appearance of a rear ell and will fit in with the current mix of partial- and full-width rear additions visible from the interior alley. The proposed additions would not result in the loss of character defining features for the property and would not be visible from Swann Street, NW.

### **Recommendation**

*The HPO recommends the Board find the concept of the two-story rear addition and rooftop stairs and deck, window and door replacement on the front elevation, underpinning, and stoop repairs to be compatible with the Dupont Circle Historic District, on the condition that the rooftop deck and stairs remain not visible from Swann Street, and delegate final approval to staff.*

*Staff contact: Moira Nadal*